

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, October 21, 2009

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m. College Park Baptist - Modular Classrooms

The applicant seeks the following special use amendment approval:

Docket No. 09090022 SUA Appendix A: Use Table/Up to 4 temp. modular classrooms

The site is located at 2606 W. 96th Street and is zoned S1/Single-family residential. Filed by Mitch Peterson of College Park Church.

Mitch Peterson and Bruce Smith of College Park Church along with Bob Grimes and Ron Grove with Tyson Corporation were present. Mitch presented asking for 4 modular classrooms primarily to be used for education on Sunday mornings and possibility on Wednesday evenings. 2 existing modular's need to have permit renewed with other 2 being new modular's to help with growth needs and primary use being education.

Greg Hoyes-Hamilton County Surveyor Office

-Sent comment letter on Monday 10/19, no objection to use variance

Nick Redden- Engineering

- No comments on use variance

David Lucas- Hamilton County Highway Department

-When will modular classrooms be used-daily? Are these temporary structures?

-Primary use will be on Sunday mornings and some possible use for Wednesday evenings

-Structures to be removed when new addition/expansion to church is completed

-No objections to use variance

Ryan Hartman- Clay Township Regional Waste

-Any plans to have sewer/sanitary connections to structure?

-No need to have connection. Will use main church

-No objections to use variance

Chris Ellison- Carmel Fire Department

-What is primary use of structures?

-Education

-What is the construction type of the structure?

-Wood frame structure

-What is the fire resistance rating classification?

-Petitioner was not sure of the rating and to follow up with Chris

-Noted that depending on the rating will determine the placement of the structure and how far away from the main building it will need to be

-2 Lighted Exit Signs are required

-Already are existing in structure

-Fire alarm connection

-Alarm is connected to main building

Daren Mindham-Urban Forestry

-No comments

Alexia Donahue-Wold-DOCS

-Comment letter from Christine Holmes-DOCS to be coming soon

END

9:15 a.m.

Docket No. 09090017 OA: 116th and College PUD (116th Street Centre, Ph 2)

The applicant seeks approval to amend Ordinance Z-484-05: 116th Street Centre Planned Unit Development (PUD), to allow multi-family uses on the northern 6.75 acres +/- of the site and establish development and architectural standards for that use. The site is located at the northeast corner of 116th St. and College Ave. and is zoned PUD. Filed by Steve Hardin of Baker & Daniels, LLP for J.C. Hart Company, Inc.

Jesse Pohlman with Baker & Daniels, John Hart and Todd May with JC Hart, Mark Zuherman with MZA Development, Greg Small with Equicor and Randy Sherman with Weaver Sherman were present. Jesse Pohlman presented for the petitioner asking to amend the current ordinance to allow for apartment buildings to be developed on this 6.75 acre parcel. Original plan designated townhomes on the northern part of parcel but due to current market/economy, JC Hart and Equicor are asking to allow apartments to be developed.

Greg Hoyes-Hamilton County Surveyor Office

-Sent comment letter on Monday 10/19, no concerns with PUD Amendment

Nick Redden- Engineering

- No comments regarding amendment

David Lucas- Hamilton County Highway Department

-Outside of jurisdiction area, No comments

Ryan Hartman- Clay Township Regional Waste

-No issues with ordinance amendment

-Possibility to have further comments when receive building plans

Chris Ellison- Carmel Fire Department

- No issues with ordinance amendment

-Possibility to have further comments when receive building plans regarding fire department access and fire hydrant locations, etc.

Daren Mindham-Urban Forestry

- No issues with ordinance amendment

-Possibility to have further comments when receive landscaping plans

Alexia Donahue-Wold-DOCS

-Consideration made for road connection from development to Guilford Road

-Discussions are underway with Mike Hollibaugh and City Engineer

David Littlejohn-DOCS

-Comment letter sent in regards to connection within site for pedestrian use

-To follow up with David directly

END

9:30 a.m.

Docket No. 09090023 Z: 96th/Augusta Rezone – Ray Stair Property

The applicant seeks approval to rezone 2 parcels located at 3760 W. 96th St. and 9641 N. Augusta Dr., comprising of 1.83 acres, from S-1/Residence & B-7/Business Zonings to the B-5/Business Zoning Classification, within the Michigan Road Corridor Overlay Zone. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

Docket No. 09090024 DP/ADLS: 96th/Augusta Site Plan – Ray Stair Property

The applicant seeks site plan and design approval to relocate a structure from 3760 W. 96th St. to a one-acre parcel along Augusta Dr. N. just north of and adjacent to said parcel, as well as seek approval for parking, landscaping, lighting, and signage. The site is pending rezone approval to B-5/Business. Filed by the Department of Community Services, on behalf of Hamilton County.

Joel Thorman and Tim Knapp with Hamilton County Highway and Ray and Randy Stair-property owners were present. Joel Thorman presented on behalf of the Stair's. Highway Dept. along with City of Carmel are working on road improvements to include an extension of Commerce Drive and improvements to 96th Street. Due to these improvements the Stair's property is being affected. The Stair's need to do a rezone and Site plan to relocate property to north of where existing building sits. They are still working on settling right of way acquisition that is needed to continue the road project. The North parcel is currently not zoned to allow for this building to be located on it causing the need for the parcel to be rezoned. The rezone was approved at the October 20, 2009 City of Carmel Plan Commission Meeting.

Greg Hoyes-Hamilton County Surveyor Office

- Sent comment letter on Tuesday 10/20, no objections to rezone
- Need additional details for plans to meet federal requirements for phase II storm water quality please contact Bob Thompson for details

Nick Redden- Engineering

- Outside of jurisdiction area, No comments

David Lucas- Hamilton County Highway Department

- No comments

Ryan Hartman- Clay Township Regional Waste

- Talking with Hamilton County on Sanitary/Sewer issues
- No other comments

Chris Ellison- Carmel Fire Department

- Concern with fire hydrants in the area. Currently one hydrant to the south of the property is the only hydrant in the area and can not afford to have it relocated. Asked that they work closely together to establish future hydrant locations.

Daren Mindham-Urban Forestry

- Sent comments on Tuesday 10/20 regarding tree preservation and fencing around area along with transplanting existing landscaping around building to new site
- No issues with the rezone

Angie Conn-DOCS

-Comment letter in regards to DP should be submitted in few weeks

Alexia Donahue-Wold-DOCS

-No comments

END